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July 14, 2023

Mt. Airy Planning Commission
Mount Airy Town Hall
110 S Main Street
Mount Airy, MD 21771

Attn: Chairman Bill Butts

HAND DELIVERED

RE: Beck Property – Revised Pre-Concept Sketch Plan

Dear Chairman Butts and Members of the Planning Commission:

Enclosed with this letter is our transmittal of a revised Pre-Concept Sketch Plan for the Beck Property. Please be aware that we have officially named the project Mount Airy Crossing, which should be used going forward in the Town's review process. Below is a summary of the substantial changes we have made to the plan as a result of the 3-day design charrette, along with a summary of the plan's compliance with the MXD Zone. **We would respectfully request the Planning Commission set a Public Hearing on this project at your July 31, 2023 meeting.**

Summary of Plan Revisions:

Housing Changes:

- Reduced the project's overall housing density, trimming the number of homes by 90 units to a total of 492 homes – 352 of which will be dedicated to age-restricted housing for seniors age 55 and older.
- Replaced all Market-Rate Residential on the east side of the property with Senior Market-Rate Residential.
- Removed Multi-Family buildings on the east side of the property, shifting Senior Market-Rate Multi-Family buildings to the west side of the property, resulting in a 55% reduction in density on the east side.
- Adjusted lots on Single-Family Detached Lots on the west side of the property to be more in scale with adjacent existing lots on Carroll Ave. and Lewis Ct.

Open/Green Space Changes:

- Increased the open space (including additional greens on both sides of the property) by 3.5 acres to a total of 25.5 acres, representing 28% of the property.
- Preserved larger area of woodlands and existing trees on the east side of the property, north of Twin Arch Shopping Center.
- Shifted 3-acre parcel on the west side of the property from the previous designation as a proposed police station and field to donated open space for the town to use as it deems best.

Commercial & Design Changes:

- Increased Commercial area on the eastern side of the property to better balance Commercial on both sides of MD-27 / Ridge Road.
- Revised the Commercial area on the west side of the property to two-story buildings along Center Street, to better complement the character of downtown Mount Airy.
- Included the potential for a future bridge or tunnel to be built by the town on Center Street on the eastern side of the property.

Summary of Compliance with MXD Zone:

- *Sec. 112-37.2.C (Permitted Uses)* – All proposed uses on the plan are permitted in the MXD zone.
- *Sec. 112-37.2.F (1) (Required Land Use Mix)* – The plan provides 26% commercial and 74% residential in compliance with the minimum 25% commercial.
- *Sec. 112-37.2.H (Density)* – The plan proposes 492 total units or 5.4 units per acre, well below the maximum of 728 units or 8 units per acre allowed by the MXD Zone.
- *Sec. 112-37.2.I (Building Height)* – The plan proposes buildings that will not exceed 40 in height as required.
- *Sec. 112-37.2.J (Off-street Parking and Loading)* – The plan provides the required parking spaces for all uses. It should be noted that the parking for the multifamily senior units is less than the town requires since multifamily senior housing does not demand more than 1 space per unit, which would require a waiver to be granted.
- *Sec. 112-37.2.K (Location, Layout Requirements)* – The majority of all residential units on the plan have alley access to garages at the rear of the lot so as to screen the garage doors, trash containers from view and to maximize pedestrian orientation at the front of residential homes along public streets. The commercial buildings are also located close to the street with parking in the rear to maximize pedestrian access along public streets.
- *Sec. 98-61.B (Preconcept Sketch Plan)* – The plan includes all the information required by this section including *Scale, Proposed density, Number and location of residential units, Square footage of commercial space, Proposed dwelling types, Proposed mixed-use ratio of residential to commercial uses, Amount and location of parking, Preliminary location of storm water management facilities, and Approximate water and sewer allocations from the Town that the development will require if any.*
- *Sec. 98-61.E (1) (Submission of the Preconcept Sketch Plan to the Town Staff and Planning Commission)* – The plan was originally submitted in early 2022, a revised plan was submitted in October of 2022 with an updated version submitted in February of 2023.
- *Sec. 98-61.E (2) (The Planning Commission shall hold at least one charrette and separate public hearing at which members of the public shall be permitted to review the Preconcept sketch layout plan and make public comment.)* – The original plan submitted in early 2022 was the subject of both a public charrette and a public hearing. The plan submitted in October of 2022 was also the subject of multiple charrettes and this revised plan is now being submitted for a public hearing to be scheduled.
- *Sec. 98-61.E (3) (After completion of the charrette(s) and public hearing(s), the Town Council and Planning Commission shall hold a public joint workshop with the applicant to discuss the Preconcept sketch layout plan, public comment and potential modifications thereto.)* – This would follow the public hearing.
- *Sec. 98-61.E (3) (After completion of the joint workshop, the Town Council shall at a public meeting of the Council consider and approve or disapprove a Preconcept sketch layout plan.)* – This would follow the public joint workshop.

As you'll see from this revised plan, we listened to the community and heard their concerns about the potential impact of our development on Mount Airy schools and the potential for increased traffic. We also know that there's a real need for senior housing in this area. We've designed Mount Airy Crossing to address all these issues by making nearly three-quarters of the homes dedicated to high-quality housing for seniors, which will have significantly less impact on schools, roads and utilities.

In addition to stylish homes for seniors and families, Mount Airy Crossing envisions a walkable neighborhood with easy access to shopping, dining and local services. Walking and bicycle trails are planned to connect to the existing Mount Airy Rails to Trails, connecting to the downtown. The development would create a welcoming gateway to Mount Airy with a new, convenient extension of Center Street from downtown to Route 27 and a second access from the Twin Arch Business Park area to Route 27.

Mount Airy Crossing is meticulously designed to be a natural complement to Mount Airy's quaint downtown, creating a balanced mix of homes, boutique shops, restaurants and services. With this project, we're retaining the small-town feel of Mount Airy while at the same time infusing new economic activity in the community – providing a needed boost for Mount Airy taxpayers and businesses.

Thank you for your time and consideration. We look forward to working with you on this important project.

Sincerely,

PLEASANTS DEVELOPMENT, LLC



Clark Wagner, Vice President, Land Acquisition & Entitlement

CC: Mayor Hushour and Members of the Town Council
John Breeding, Planning Director